



**ECONOMIC VITALITY & TOWN CENTER TASK FORCE  
MEETING #5  
Agenda**

**June 26, 2018  
6-8 p.m.  
Interim City Hall, Room 220**

- 1. Meeting Purpose**
- 2. Key Findings To Date**
- 3. 2018 Final Comprehensive Plan Docket**
- 4. Summary of Consensus**
- 5. Next Meeting Schedule and Tasks**



# **ECONOMIC VITALITY & TOWN CENTER TASK FORCE**

## **MEETING #5**

June 26, 2018

### **1. Meeting Purpose:**

- a. To review previous issues and discussion points and reach consensus on key findings that will influence upcoming plan and code revisions.
- b. To define the remaining tasks and timelines to complete the Task Forces' mission defined in the City Council resolution.

### **2. Presentation of Key Findings to date:**

- a. The existing Town Center Vision and Guiding Principles from the Comprehensive Plan are generally still valid today however could be enhanced.
- b. Physical elements that contribute to development and investment opportunities generally include a good street grid and circulation network, open space and park linkage, recent mid-rise building construction, improved infrastructure installations (storm water and right of way improvements, etc.), Sound Transit station, civic campus building plans, Veterans Park and location adjacent to I-5.
- c. Physical elements that are lacking include public gathering places, retail and dining establishments, a daytime population due to lack of downtown employment, more housing choices and walkability.
- d. The size and configuration of the Town Center boundaries should be re-examined to focus building intensity, public and private investments and marketing programs into more of a concentrated and recognizable area.
- e. Public comments from May 1<sup>st</sup> Open House revealed similar opinions, related to wants and issues to be resolved, to those of the Task Force, e.g.:
  - i. Wants: The desire for more retail and commercial services, public gathering places, variety of housing choices and employment opportunities to create a daytime population. The desire to create a thriving and vibrant downtown.
  - ii. Issues to be resolved: Zoning codes are too prescriptive and confusing, existing small lots and single family dwellings predominate land usage, update design standards parcel, size and shape of Town Center, define MLT character and identity.



**2018 Final Comprehensive Plan Docket**  
(Modified by City Council on May 16, 2018)

1. Town Center Subarea Plan Update – Text and Map Amendments. The text and map amendments will include consideration of the following:
  - a. Review Town Center Building Districts including Heights and Densities
  - b. Revisit the boundaries of the BC/D on all four sides
  - c. Re-examine land use and development regulations for the Superblock
  - d. Identify Incentives
2. Text and Map Amendments to Development Codes concurrently with the Town Center Subarea Plan Update
3. Economic Vitality Element of the Comprehensive Plan
4. Comprehensive Plan Map and Zoning Map Amendments – Change the land use and zoning designation of approximately 1.30 acres of property from Urban Low Residential (URL) to Park and Open Space (POS)

# **Mountlake Terrace Town Center Task Force Meeting No. 5**

## **Consensus Exercise**

**Presentation and Discussion of Key Findings-Task  
Force Meetings #1-#4 (April 10th through June 12<sup>th</sup>)**

### **1. Town Center Vision/Guiding Principles**

- Generally, still valid today

### **2. Downtown Physical Elements that contribute to opportunities:**

**(Economic, Social and Environmental)**

- Good Street Grid
- Open Space/Park Linkage
- Recent Building Construction
- Right of way improvements
- Sound Transit Station
- Civic Campus Redevelopment
- Veterans Park
- Location: adjacent to I-5

## 5. May 1<sup>st</sup> Open House Comments: Similarities w/ Task Force Comments

Desire for:

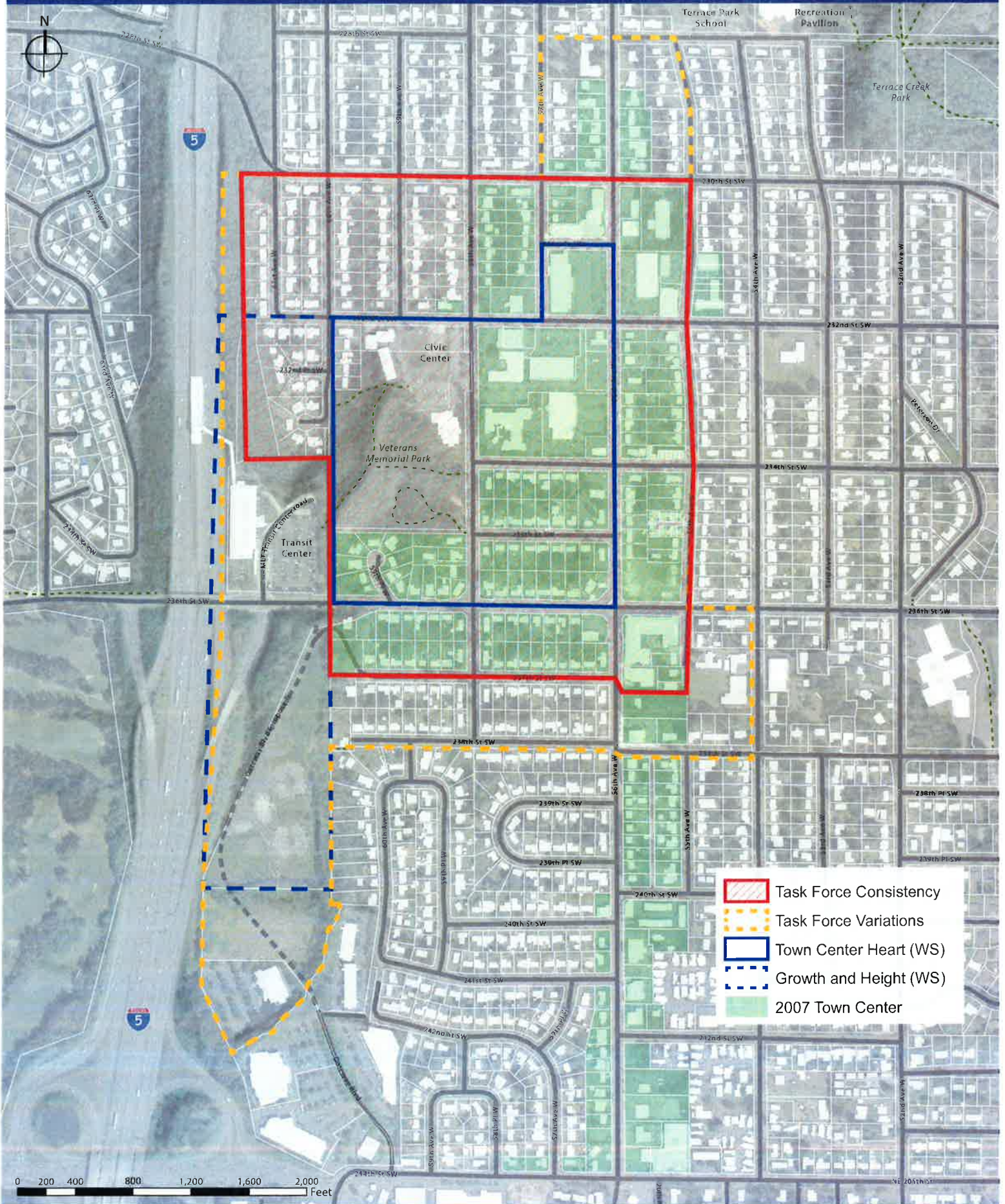
- More retail/commercial uses
- More public gathering spaces
- Variety of housing choices
- Thriving and vibrant downtown

Issues to be resolved:

- Confusing Zoning code
- Many small lots SFDs
- Size and shape of the Town Center
- Define MLT character
- Update Design Standards

## 6. Economic Analysis Key Findings

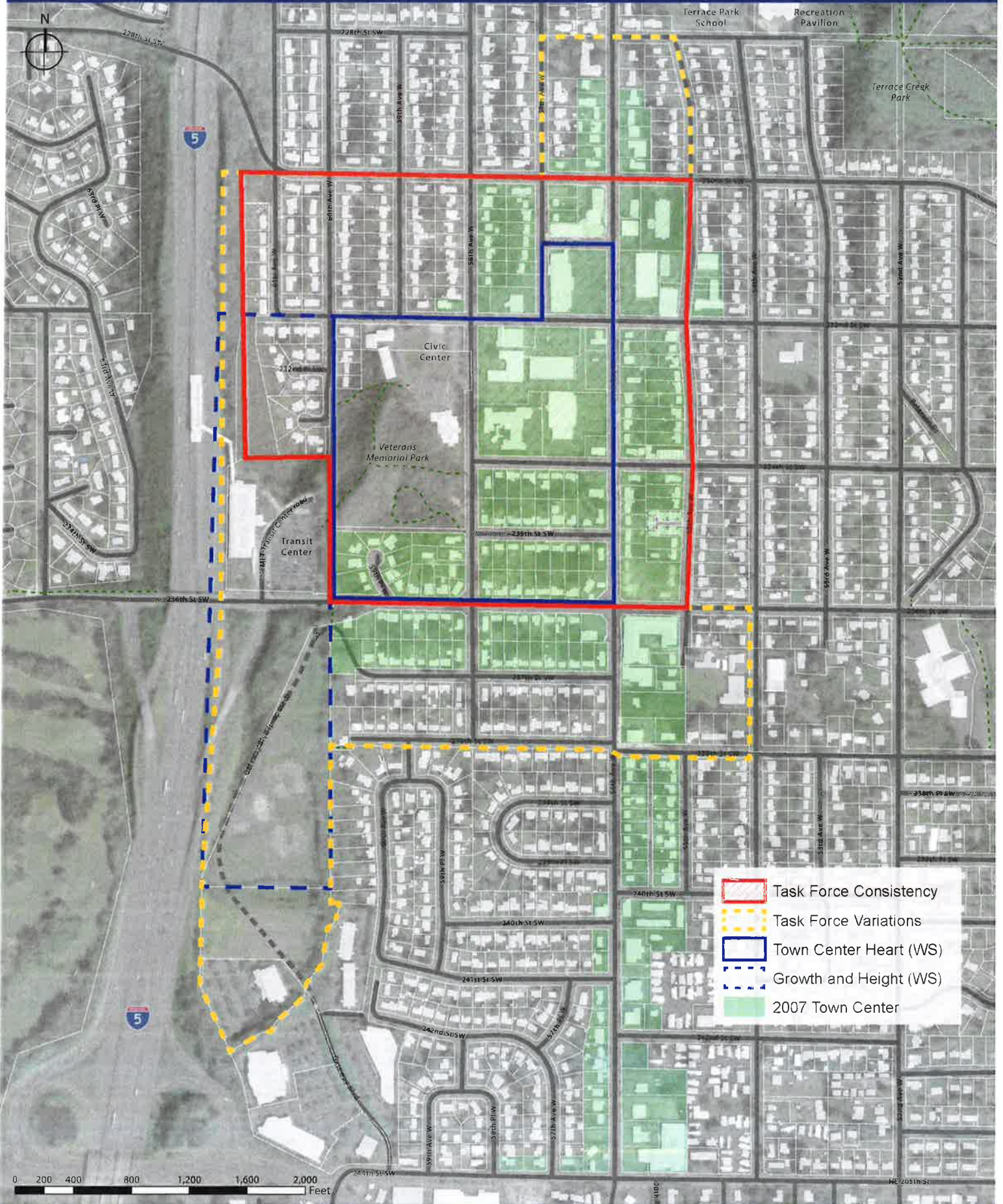
# MLT TOWN CENTER: Boundary Discussion



- Task Force Consistency
- Task Force Variations
- Town Center Heart (WS)
- Growth and Height (WS)
- 2007 Town Center

0 200 400 800 1,200 1,600 2,000 Feet

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